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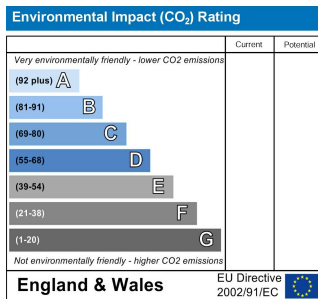
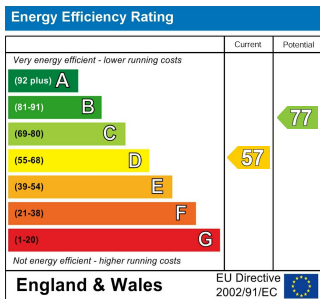
14 Elmbury Drive, Tewkesbury, Gloucestershire GL20 8DQ
Asking Price £285,000

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661
Walton Cardiff: 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

www.tagestateagents.co.uk | info@tagestateagents.co.uk



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Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



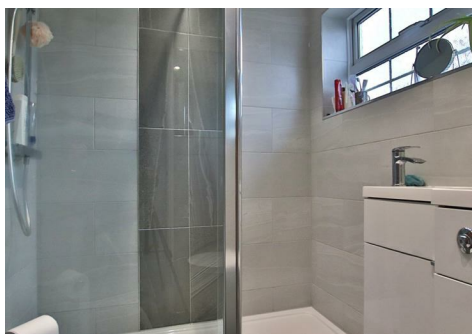
Situation

Elmbury Drive is located in the popular area of Newtown with easy access to Junction 9 of the M5 motorway. It is also within walking distance to local shop/petrol station, public house, Tirlbrook Primary School and Tewkesbury Secondary School.

Newtown is on a regular bus route to Cheltenham and the historic market town of Tewkesbury (located only one mile away) which benefits from swimming pool, library, theatre and a variety of shops and restaurants.

PROPERTY SUMMARY

- Semi Detached House
- Lounge
- Kitchen/Dining Room
- Downstairs Shower Room
- Two Double Bedrooms
- Gas Central Heating
- Detached Garage
- Front & Rear Gardens
- Double Glazing
- Council Tax Band C



Description

Situated within a popular area of Newtown, sits this beautiful TWO bedroom, semi-detached home.

On the ground floor the lounge has a feature gas fire place and sliding patio doors leading out onto the rear garden. There is a front to back galley style kitchen/diner with a door leading out into the rear garden. Also on this level is the recently refitted shower room with mixer shower.

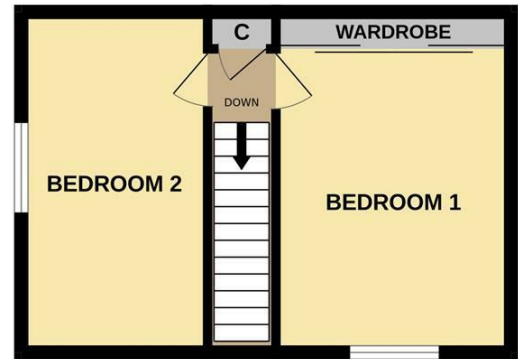
On the first floor there are two double bedrooms with the master bedroom benefiting from fitted wardrobes.

Externally there is off road parking and gardens and a gated access to the side where the detached garage also sits. Whilst to the rear there is a patio area and a large rear garden. The property also benefits from UPVC double glazing and gas central heating through a new boiler installed in the last 12 months.

Occupying a substantial plot in the heart of Newtown, this two bedroom chalet style semi detached home is one of only a handful built to this design in this popular residential suburb with excellent access to local schools and the motorway network.

The property benefits from notable improvements in recent times with a quality central heating boiler, luxurious shower room with walk in shower as well as a distinctive living flame effect sealed open fire.

The gardens are, quite simply, a joy. To the rear they are mainly laid to lawn with raised flower and shrub borders, mature trees and patio seating areas. To front there is ample parking and a driveway leading to the detached garage.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lounge

12'08 (max) narrowing to 9'07 x
13'07 (max) narrow (3.86m (max)
narrowing to 2.92m x 4.14m (max)
narro)

Kitchen

19'00 x 7'07 (5.79m x 2.31m)

Bedroom One

12'10 x 9'08 (3.91m x 2.95m)

Bedroom Two

14'00 x 7'08 (4.27m x 2.34m)

Shower Room

6'02 x 5'06 (1.88m x 1.68m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@tagestateagents.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek

verification from their surveyor or legal representative.

P Gregory & V Davis trading as Tag Estate Agents Ltd.